



Mr Chris Carolan
NSW General Manager
Grocon Group
Leighton House, Level 4
161 Castlereagh Street
Sydney NSW 200

Our ref: SSD 7388

Dear Mr Carolan

**SEARs for the redevelopment of the IMAX theatre at 31 Wheat Road,
Darling Harbour [SSD 7388]**

As requested, please find attached the Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above development. These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within 2 years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department emphasises the importance of effective and genuine community consultation, where a comprehensive, detailed and genuine community consultation engagement process must be undertaken as early as possible in the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and how they can actively engage in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to:

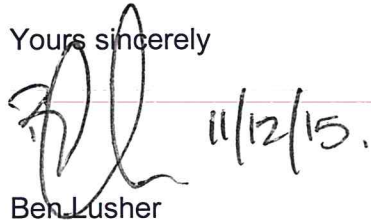
- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD/DVD) of the DA and EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the

Commonwealth Department of the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Brendon Roberts, Senior Planning Officer, on (02) 9228 6422 or via email at brendon.roberts@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be 'BL', followed by the date '11/12/15.' written in a similar cursive style.

Ben Lusher
Director
Key Sites Assessments
Planning Services
as delegate for the Secretary

Enclosed/Attached: SEARs
Submissions on draft SEARs